

विकास योजना -वाळूंज (सिडको अधिसूचित क्षेत्र)  
जि. औरंगाबाद या भागासाठीच्या विकास नियंत्रण  
नियमावलीतील पुनर्प्रसिद्ध फेरबदलास मंजूरी  
देण्याबाबत....

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम,  
१९६६ चे कलम ३१ अन्वये मंजूरी.....

**महाराष्ट्र शासन**

**नगर विकास विभाग**

शासन निर्णय क्र. टिपीएस-३००९/१०८४/प्र.क्र.७०/२००९/नवि-३०.

मंत्रालय, मुंबई - ४०० ०३२.

दिनांक : २३ जून, २०१०.

- पहा - १) नियुक्त अधिकारी तथा उप संचालक, नगर रचना, औरंगाबाद विभाग औरंगाबाद यांचे पत्र क्र.जा.क्र.वि.यो.वाळूंज अधि क्षेत्र/ सिडको / बनिनि/ भागशः पूनर्प्रसिद्ध/ उसं-औ/३०४५ दि.२३/१२/२००७.  
२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र.जा.क्र.वि.यो.वाळूंज/ भागशः पुनर्प्रसिद्ध/२६०-२००७/टिपीक्षी-५/१३८५, दि.१७/०३/२००८.

**शासन निर्णय :** सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(शिवाजी पाटणकर)

अवर सचिव, महाराष्ट्र शासन

प्रति,

विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद  
जिल्हाधिकारी, औरंगाबाद.

संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

उप सचिव (नगर रचना) नगर विकास विभाग, मंत्रालय, मुंबई.

उप संचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.

सहायक संचालक नगररचना, औरंगाबाद शाखा, औरंगाबाद.

मुख्य प्रशासक (नविन शहरे) उदयोग भवन, सिडको नविन औरंगाबाद.

व्यवस्थापक, शासकीय मुद्रणालय औरंगाबाद

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन राजपत्राच्या औरंगाबाद विभागीय पुरवणीमध्ये प्रसिद्ध करून त्यांच्या ५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.

कक्ष अधिकारी (नवि-२१) नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

निवड नस्ती, नवि-३०

**Development Plan of Waluj (CIDCO Notified Area)  
District Aurangabad  
Sanction to Development Control Regulations**

**NOTIFICATION**

**Government of Maharashtra  
Urban Development Department  
Mantralaya Mumbai 400032  
Dated :- 23<sup>rd</sup> June, 2010.**

**Maharashtra  
Regional &  
Town  
Planning Act  
1966.**

No.TPS-3009/1084/CR-70(A)/2009/UD-30

Whereas by Government Notification Urban Development Department No. TPS-3087/22/CR-1/PART-II/UD-12 dated 7-10-1991 issued under clause (b) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act 1966 (Mah Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") the Government of Maharashtra has appointed The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the said Corporation" ) to be the Special Planning Authority to undertake the planned and orderly Development of Notified Area designated as "Waluj Notified Area" (hereinafter referred to as "the said Notified Area") ;

And whereas the Government of Maharashtra vide Urban Development Department's Notice's No.TPS-3001/658/CR-74(C)/2001/ UD-30, dated 4<sup>th</sup> February, 2007, published in the Maharashtra Government Gazette, Part-I, Aurangabad Divisional Supplement dated the 7/6/2007 at page Nos. 1145 to 1161 has published excluded part of the Draft Development control Regulations of Development Plan of Waluj (CIDCO Notified Area) (hereinafter referred to as "the said Excluded Parts") along with DCRs showing therein the modifications proposed by Government inviting suggestions and objections from public as provided in second proviso to sub section (1) of section 31 of the said Act;

And whereas, in exercise of the powers conferred under the first proviso to sub section (1) of section 31 of the said Act the Government of Maharashtra vide Urban Development Department's Notification No.TPS-3001/658/CR-74(A)/2001/UD-30, dated 4<sup>th</sup> February, 2007 has extended the period for sanctioning the Draft Development Control Regulations of Waluj for a period upto and inclusive of 4<sup>th</sup> February, 2007 ;

Now therefore in exercise of power's conferred upon the State Government under the proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra hereby extends the period for affording sanction to the said Excluded Part of the Draft Development Control Regulations of Draft Development Plan of the said Waluj Notified Area upto and inclusive of .23<sup>rd</sup> June, 2010.

By order and in the name of the Governor of Maharashtra



(Shivaji Patankar)

**Under Secretary to Government**

**Development Plan of Waluj (CIDCO Notified Area)  
District Aurangabad  
Sanction to Development Control Regulations**

**NOTIFICATION**

**Government of Maharashtra  
Urban Development Department  
Mantralaya Mumbai 400032  
Dated :- 23<sup>rd</sup> June, 2010.**

**Maharashtra Regional & Town Planning Act 1966.**

No. TPS-3009/1084/CR-70(B)/2009/UD-30

Whereas by Government Notification Urban Development Department No. TPS-3087/22/CR-1/PART-II/UD-12 dated 7-10-1991 issued under clause (b) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act 1966 (Mah Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") the Government of Maharashtra has appointed The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the said Corporation") to be the Special Planning Authority to undertake the planned and orderly Development of Notified Area designated as "Waluj Notified Area" (hereinafter referred to as "the said Notified Area");

And whereas the said Corporation after following legal formalities stipulated under the said Act, has submitted the said Development Plan along with Development Control Regulations for the said Notified Area on 28<sup>th</sup> July 1994 to the State Government for sanction under sub section (1) of section 30 the said Act;

And whereas in accordance with sub section (2) of section 31 of the said Act, Government appointed the Deputy Director of Town Planning, Regional Plan Aurangabad as an Officer to hear person or persons who submit his respect of the proposed modifications and to submit his report to Government (hereinafter referred to as the said Officer ") vide Urban Development Department Notification No. TPS 3000/4484/CR-235(A)/2000/UD 30 dated the 14<sup>th</sup> August of 2001 appeared in the Maharashtra Government Gazette Aurangabad Division supplement dated 13<sup>th</sup> September of 2001 at page Nos. 2056 to 2061;

And whereas in accordance with sub section (1) of section 31 of the said Act the Government of Maharashtra has sanctioned part of the Draft Development Plan of Waluj Notified Area excluding certain part shown bounded Pink on the plan and excluding sanction to the Development Control Regulations (hereinafter referred to as "the said DCRs") ;vide Urban Development Departments Notification No. TPS 3000/4484/CR-235(A)/2000/UD 30 dated the 14th August of 2001 published in Maharashtra Government Gazette Aurangabad Division supplement dated the 13th September 2001 at page Nos. 2056 to 2061,

And whereas in accordance with sub section (1) of section 31 of the said Act, State Government, after considering the report of the said officer and after consulting the Director of Town Planning Maharashtra State Pune,

find it expedient to sanction the said Excluded Parts of the Development Plan of Waluj Notified Area, pending sanction to the Development Control Regulations vide Urban Development Department No. TPS 3001/1498/CR-258(A)/2001/UD 30 dated the 23<sup>rd</sup> July of 2002;

And whereas in accordance with the sub section (1) of section 31 of the said Act, the State Government, after considering the report of the said officer and after consulting the Director of Town Planning Maharashtra State, Pune find it expedient to sanction the part of said DCRs of the said notified area, excluding some provisions as mentioned in the schedule of modifications of substantial nature (part-I) appended to the notice no.TPS-3001/658/CR-74(C)/2001/UD-30, dated 4<sup>th</sup> February, 2007 (hereinafter referred to as the said Excluded Parts) ;

And whereas these modifications being of a substantial nature are required to be republished u/s 31 of the said Act;

And whereas the Government of Maharashtra vide Urban Development Department's Notice's No.TPS-3001/658/CR-74(C)/2001/ UD-30, dated 4<sup>th</sup> February, 2007, published in the Maharashtra Government Gazette, Part-I, Aurangabad Divisional Supplement dated the 7/6/2007 at page Nos. 1145 to 1161 has published excluded part of the Draft Development control Regulations of Development Plan of Waluj (CIDCO Notified Area) (hereinafter referred to as "the said Excluded Parts") along with DCRs showing therein the modifications proposed by Government inviting suggestions and objections from public as provided in second proviso to sub section (1) of section 31 of the said Act;

And whereas in accordance with sub-section (2) of section 31 of the said Act, Government had appointed Deputy Director of Town Planning, Aurangabad Division, Aurangabad as an Officer to hear person or persons who submit objections and suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as the said Officer") vide, Urban Development Department's Notification No.TPS-3001/658/CR-74(C)/2001/UD-30, dated 4<sup>th</sup> February, 2007 appeared in the Maharashtra Government Gazette, Aurangabad Divisional Supplement dated the 7/6/2007, at page No.1144 to 1145 ;

And whereas, the said officer, stating the fact that no any suggestions/objections received from the public, submitted his report to Government on 23/11/2007 ;

And whereas, in accordance with Sub-Section (1) of Section 31 of the said Act, the State Government after considering the report of the said officer and after consulting the Director of Town Planning, Maharashtra State Pune finds it expedient to sanction the said Excluded Parts of Draft Development Control Regulations of Development Plan of Waluj (CIDCO Notified Area) ;

And whereas, in exercise of the powers conferred under the first proviso to sub - section (1) of section 31 of the said Act, the Government of Maharashtra by Urban Development Departments Notification No. TPS-3009/ 1084 / CR-70(A)/ 2009/ UD-30, dated 23<sup>rd</sup> June, 2010 has extended to period for sanctioning the excluded part of the Draft Development Control Regulations of Development Plan of Waluj (CIDCO Notified Area) for a period upto and inclusive of 23<sup>rd</sup> June, 2010.

Now therefore in exercise of the powers conferred by sub section (1) of section 31 of the said Act and of all other powers enabling it in that behalf the Government of Maharashtra hereby –

- a) Sanctions the Excluded part of the Draft Development Control Regulations of Draft Development Plan of the said Waluj Notified Area, appended here to as part - I which shall be the final Development Control Regulations,
- b) fixes the date the 23 July, 2010 to be the date on which the Development Control Regulations of Development Plan of the said Waluj Notified Area shall came into force.

**Note** :- The aforesaid Excluded part of Development Control Regulations of Development Plan of the said Waluj Notified Area sanctioned by the State Government have been kept open for inspection by the public during working hours on all working days for a period of one year in the office of the Administrator (New Towns) CIDCO Aurangabad.

By order and in the name of the Governor of Maharashtra.



(Shivaji Patankar)  
Under Secretary to Government

## Part -I

### SANCTIONED MODIFICATIONS TO DEVELOPMENT CONTROL RULES FOR WALUJ NOTIFIED AREA

Sr. No.	Excluded Part No.	D.C.Rule No.	Existing provisions in GDCRS	Modification by Government while sanctioning the Draft Development Control Regulation
1	2	3	4	5
1)	EP-1	Option-II Chapter V Page No.15&16. Part-I	<p>II Option-II (page No.16)            (1) Land Acquisition At page No.15 para 3 the sentence "if he does not surrender these land within five years of ...."</p> <p>(2) Option available for land under optional Reservation. The landowner can surrender..... for 70% FSI.</p> <p>(3) para-II para 2 of (b) "If two or three numbers of owners...."</p>	<p>The following sentence is deleted.</p> <p>'If he does not surrender these lands within 5 years of the publication of the plan or'</p> <p>The word 70% is replaced by 100%</p> <p>The sentence is replaced as "If the same owner in the same nagar...."</p>
2)	EP -2	NIL	NIL	<p>A new provision as option III is added as below.</p> <p>III option III-The optional reservations may be developed by means of "Accommodation reservation policy" as per Annexure.T</p>
3)	EP -3	Page No.51 to 53 of Part-II Rule No. 21.1.10 (A) (3) 21.1.10 (B) (3) 21.1.10 (C) (3) 21.2 (A) (3) 21.2.(B) (3) 21.2 (C) (2) 21.2 (D) (2)	<p>21.1.10 (A) (3) Composite School "The developer may utilise maximum 10% FSI for ancillary usage namely...."</p> <p>21.1.10 (B) (3) College "The developer may utilise maximum 10% FSI for ancillary usage namely...."</p> <p>21.1.10 (C) (3) Technical Colleges/Institutions "The developer may utilise maximum 10% FSI for ancillary usage namely...."</p> <p>21.2(A)(3)</p>	<p>Rule No. 21.1.10 (A) (3) 21.1.10 (B) (3) 21.1.10 (C) (3) 21.2 (A) (3) 21.2 (B) (3) 21.2 (C) (2) 21.2 (D) (2)are deleted and new policy " Accommodation reservation policy" Appendix 'T' is added.</p>

			Hospital "The developer may utilise maximum 10% FSI for ancillary usage namely...."  21.2.(B) (3) Hospital "The developer may utilise maximum 10% FSI for ancillary usage namely...."  21.2 (C) (2) Dispensary "The developer may utilise maximum 10% FSI for ancillary usage namely...."  21.2 (D) (2) Institutions/Public Offices. "The developer may utilise maximum 10% FSI for ancillary usage namely...."	
4)	EP -4	Development around Gaothan area(Page No.18 Part-I)	Development charges on MIDC Area and Gaothan Area-	In this regulation, the following contents is added "The lands around gaothans and along both side of peripheral roads will have to provide minimum community facilities, therefore in addition to 10% open space, 10% amenity space adjacent to open space shall be provided and handed over at nominal Rs.1/- CIDCO shall develop these amenities and shall hand over to grampanchayat for maintenance. CIDCO shall prepare guided road network plan for such area and insist the same at the time of approving the layouts. Similarly along peripheral development plan roads the residential user upto 150 mt depth maybe permitted."
5)	EP -5	Rule No.6.6 (b) (ii) (Page No.18 Part-II)	Rule No.6.6 (b) (II) Grant temporary permission for a period not exceeding one year at a time while .. payment of premium	Rule No.6.6 (b) (ii) is deleted.

6)	EP -6	Rule No.6.8 Board of Appeals (Page No.19 Part-II)	Rule No.6.8 Board of Appeals 6.8.1- Any applicant....be prescribed. 6.8.2- The "Board of appeals....."	Rule No.6.8 Board of Appeal's is deleted.
7)	EP -7	Rule No.13.3.1.3 (Page No.27 Part-II)	13.3.1.3" the structure to be permitted in the open spaces shall be as per the following provisions "	Rule No.13.3.1.3 is as under (ii) "the structure shall be used for the purpose of pavilion gymnasium, kinder garden, library, crèche or other activities which are related to open spaces.
8)	EP -8	15.4.1 (c)	Regulation No.15.4.1 (c) - "In all buildings a balcony or balconies at roof level above floor 1 (including stilt floor) of any width from the building line (measured perpendicular to building line) to other most line of balcony over hanging setback within one's own land and court-yard and this shall be subject to a maximum of <u>10%</u> of the respective built-up area of each floor. However no such balcony shall reduce the clear marginal open space to less than 2.30 mts.	Regulation No.15.4.1 (c) is modified as under :- (The word 10% is replaced as 15%) and addition is made as. "However balcony in a building may be enclosed otherwise upon the payment of additional lease premium as would be decided by CIDCO from time to time."
9	EP -9	15.4.2 (c)	Regulation No.15.4.2 (c) "Projection as specially exempted under these rules (10% balconies, chhajas, porch, canopy etc.)"	Following modification is made to Regulation No.15.4.2 (c) as under :- The word 10% is replaced by 15%
10	EP -10	15.4.2 (i)	New	Following new provisions is added at Regulation No.15.4.2 (i) as under :- "Regulation 15.4.2 (i) Any covered antenna/dish antenna/communication tower used for telecom or ITC purpose."
11	EP -11	15.4.2	New 15.4.2(j)	Following new clause is added as under :- Regulation 15.4.2 (j) Staircases excepting those in an industrial and service industrial buildings- Area

				covered by staircase room for stair flights of width 0.75 mts and above in case of row housing, Pent houses and duplexes, 1.2 mts and Above in case of residential/commercial buildings and 2.00 mts and above in case of assembly halls, area of staircase flights, mid landing and floor landing staircase, passages irrespective of width of staircase subject to payment of premium to be decided by Special Planning Authority and without any premium for Government, Semi-Government building, Educational and Hospital building of Charitable Trusts and buildings constructed for slum dwellers under Slum Redevelopment Schemes." Note – Minimum width of staircase room and flights shall be 1.2 mts. except in case of Duplex and EWS housing where it shall be 0.75 mts.
12	EP -12	15.4.2(k)	New clause (k)	Following new clause (k) is added to Regulation No.15.4.2 as under :- "Regulation 15.4.2 (k) Lifts."
13	EP -13	15.5(f)	New clause	Following new clause (f) is added as under :- "Regulation 15.5 (f) Any telemetric equipment storage erection facility can have a height as required for effective functioning of that structure."
14	EP -14	Rule No.16 "Parking Spaces"	Annexure I of Regulation 16 (16-Parking spaces: 16.1 to 16.10 with Table N0.6 "Off street parking spaces"	Annexure - I of Regulation 16 is modified as 'Annexure II' as enclosed
15)	EP -15	21.3.4	21.3.4 "This shall confirm to bye law No.16.7 and Table 6.	Regulation 21.3.4 is modified as "This shall confirm to bye-law No. 16 and table 6
16)	EP -16	21.3.7.iv	21.3.7.iv "This shall confirm to bye law No.16.7 and Table 6.	Regulation 21.3.7.iv "This shall confirm to bye-law No.16 and Table-6."
17)	EP -17	21.4.6	21.4.6 "This shall confirm to bye law No.16.7 and Table 6.	Regulation 21.4.6 is modified as "This shall confirm to bye-law No.16 and Table-6.
18)	EP -18	21.5.5	21.5.5 "This shall confirm	Regulation No.21.5.5 is

			to bye law No.16 and 16.5 and Table 6.	modified as "This shall confirm to bye-law No.16 and Table-6.
19)	EP -19	Rule No.28 Development on land Notified for Acquisition (Page No.72 Part-II).	Rule No.28	Rule No.28 is deleted entirely
20)	EP -20	Transfer of Development Rights Appendix S Page No.133 Part-II	Appendix S Transfer of Development Rights	Additional provisions in Annexure S as enclosed are approved.
21)	EP -21	Rule No.15.3.1(a)	The area and height Limitations..... 15.3.1.a The F.S.I. for following land uses is as follows... (i) Residential (R1 and R2) (ii) Educational (iii) Institutional (iv) Assembly (v) Business/ Commercial (C1 and C2)	Existing note in this regulations is numbered on Note 1 and the Following Notes shall be added at the end Note 2 "F.S.I. for these uses in Growth Centre of every nagar may be allowed up to 1.5 Note-3 Registered education and medical institutions may be allowed additional 50% F.S.I. mentioned in 15.3.1(a) (excluding Note-1)
22)	EP -22	Rule No.15.4.2 L	Additional New Clause (L) in Sub Regulation No.15.4.2 and Regulation No.32 "provisions for installation of Solar Energy Assisted Systems"	Rule No.15.4.2 (L) The construction space required for providing any or all equipment / storage space required for batteries of the solar assisted system shall not be counted towards computation of FSI. New provision at the end of Regulation .31 as Regulation No.32 :- "Provisions for installation of Solar Energy Assisted Systems" as annexured herewith. is incorporated.
23)	EP -23	New Provision	Additional of New Regulation No.33 "provisions for Rain Water Harvesting Structures"	New provision Regulation No.33 Provisions for "Rain Water Harvesting Structures" as annexured herewith. Is incorporated.
24)	EP -24	Rule No.15.3 & Schedule N a) Rule No. N 1.2.2 b) Rule No. N	Rule No.15.3 N1.2.2 Educational Buildings a) Built-up area ..... b) FAR-The maximum	A following additional clause as N1.2.2(e) and N.1.1.2.3(c) is incorporated. An extra FAR upto 0.50 may be permitted by the CIDCO

		1.2.3	FAR shall be 1 N.1.2.3- Institutional Buildings (Hospitals, Maternity Homes, Health Centers) a) Built up area----- b) FAR- The maximum FAR shall be 1	with the provisions sanctioned of Government exclusively for registered Educational Institute and Registered Charitable Trusts Hospitals purposes subject to the condition that, premium if any, as may be determined by Government shall be paid to Government out of which 50% shall be payable to CIDCO Provided further that no condition in the required open spaces, parking spaces and other requirements as per Regulations shall be allowed while granting such additional FSI.
25)	EP -25	Rule No.N-1.2.5 (b)	N-1.2.5 (b) Public Entertainment Hall Mangal Karyalaya and like Buildings (Community Centers and Social Facility Building) (B) – F.A.R. Maximum F.A.R. shall be one.)	N-1.2.5 (b) The following additional clause No.- N.1.2.5 (c) is incorporated. An extra FAR up to 0.5 may be permitted by the CIDCO with the previous sanction of Government exclusively for Public Entertainment Hall, Mangal Karyalaya and like buildings (Community Centers, Social Facility buildings) of Charitable/Public Institution However with the previous approval of Managing Director of the Corporation, maximum 40% of the total F.S.I. can be utilised for complimentary Commercial use. Subject to the condition that premium if any, as may be determined by Government shall be paid to the Government out of which 50% shall be payable to CIDCO provided further that no condemnation in the required Open Spaces, Parking Spaces and other requirements as per regulations shall be allowed while granting such additional F.S.I.
26)	EP -26	New Clause No.15.3.2 (e)	New Clause No.15.3.2 (e) Luxury Hotels	New Clause No.15.3.2 (e) Luxury Hotels- For the star category Luxury Hotels in independent plots and under one establishment with a grading of Three Stars & above as approved by the

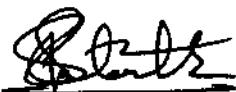
				department of Tourism, the Government of India or the State Government the additional FSI to the maximum extend of 50% over & above the permissible FSI in the area in which such hotel is situated may be permitted provided that such extra FSI shall be subject to payment of such premium as may be fixed from time to time by the CIDCO in consultation with the Director of Town Planning Maharashtra State pune provided further that permissible height may be relaxed if necessary and only to facilitate use of the extra FSI in consultation with the Director of Town Planning. No consideration in required Open Spaces, Parking Spaces, and any other requirement of the development control Rules except the height shall be allowed in case of grand of such additional such FSI.
27)	EP -27	New Provision	Clause No.31 special amenities & facilities for paraplegic / physically handicapped persons.	Regulation No.31 :- Special amenities and facilities for physically handicapped persons is incorporated.
28)	EP -28	New Provision	New Sub Rule No.14.1 (A) 11 proposed to be added	Rule No. 14.1 (A) 11 is incorporated as follows. Use of LP Gas Godown in no development zone subject to following conditions :- New sub rule No.14.1(A) 11 proposed to be added as :- (A) Area of plot shall not be less than 2000 sq. mtr. (B) The maximum permissible FAR shall be 0.20on this plot. (C) It is necessary to obtain "No Objection Certificate" from Controller of Explosives and Chief Fire Office. (D) Terms and conditions laid down by CIDCO
29)	EP -29	New Provision	New Sub Rule No.14.1(A) 12	New sub rule No.14.1(A) 12 is added as below - Use of Petrol Pump to be

				permitted in Green Zone (No Development Zone) on following conditions : a) Proposed plot shall front on National Highway State Highway major District road & minimum 18 mtr wide road b) It is necessary to obtain N.O.C. from Petroleum Department of Central Government. & from Chief Controller of Explosives. c) It is necessary to obtain N.O.C. from P.W.D & other concerned Depts. Similarly provisions of Govt. Decision P.W.D No RBD-1081/87/road - 7/dt.9.3.2001 & other relevant circulars forwarded in this regards shall be followed for service road/building line / control line. d) It is necessary to follow the directives laid down by M.O.R.T.H in the letter & its enclosures. Dt.25 sept.2003 & 17 oct.2003. Provisions for petrol pump laid down in rule no 15.3.6 of standardized building bye-laws for " A " Class municipal council should be followed.
30)	EP -30	New Provision	Regulation No.34	Following new Sub/Regulation is added as – Regulation No.34-In every residential building constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association' A fitness center room will be permitted. The area of the room shall be limited to 2 (two) percent of the total built up area of building or 20 sq.mtr. whichever is more. It shall not be used for any other purpose except for fitness activities and its

				ownership shall vest to Society or Association.
31)	EP -31	New Provision	Regulation No.35	<p>New sub rule is added as Regulation No.35-Regulations for buildings of Department of Police, Police Housing Corporation, Jail &amp; Home Guard of Government of Maharashtra for use as their Staff Quarters situated in the Gaonthan Or Similar Congested area and outside congested area. Police Housing Corporation, Jail &amp; Home Guard of Government of Maharashtra for use as their Staff Quarters, the Chief Officer may permit the Floor Space Index to be exceeded up to 2.5.</p> <p><b>Note:</b> - It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilisation of permissible commercial user under D. C. Regulation; so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.</p> <ul style="list-style-type: none"> <li>i) For reconstruction/ redevelopment of the buildings of the Department of police, police Housing Corporation, Jail &amp; Home Guards of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more.</li> <li>ii) In the case of development or redevelopment of land of Department of Police, Police Housing Corporation, Jail &amp; Home Guard commercial user permissible under D. C. Regulation, may be permitted up to 25% of the total permissible built-up</li> </ul>

				area.
32)	EP -32	New Provision	Rule No.14.1 (A) 10	Rule No.14.1 (A) is added as below 10 "Preparation of Bedana from Grapes"

By order and in the name of Governor of Maharashtra



(Shivaji Patankar)  
Under Secretary to Government

## Annexure- S

### Additional Provisions regarding T.D.R.

#### **1) After Regulation No.2, following provision shall be added as Regulation No.2(A) :-**

2(A) Development Rights(D.R.s) are available only in case where development of a reservation has not been implemented or land under reservation has not been acquire and possession taken.

#### **2) Regulation No.4 shall be replaced as follows :-**

4. The built up area for the purpose of F.S.I. credit in the form of a D.R.C. shall be equal to the gross area of the reserved plot to be surrendered and will proportionately increase of decrease according to the permissible F.S.I. of the zone where from the T.D.R. has originated.

#### **3) After Regulation No.10, following provision shall be added as Regulation No.10(A) :- 10(A)**

The following rule shall apply for the use of D.R.C. :-

- (a) D.R.C.s shall not be used in the zone "A" and congested areas/gaothan areas included in Waluj Notified Area.
- (b) D.R.C.s shall not be used on plot for housing schemes of slum dwellers for which additional F.S.I. is permissible and the areas where the permissible F.S.I. is less than one.
- (c) D.R.C.s shall not be used in High Flood Zone.
- (d) D.R.C.s shall not be used on the plots fronting on the following roads upto a depth of 40.00 mts. from the existing road boundary/widening.
  - (i) Ahmednagar - Aurangabad State Highway
  - (ii) Roads 30 mt. width and above with appropriate service roads.
  - (e) Subject to restrictions mentioned in (a),(b),(c) & (d) above,
    - (i) D.R.C.s originating from Zone "A" may be used in Zone "B".
    - (ii) D.R.C.s originating from Zone "B" may be used in Zone "B" only.
  - (f) T.D.R. is not applicable for lands.....
    - (i) Designated as Open Space and Amenity Spaces provided in lay outs
    - (ii) Green Zone (No Urbanisation Zone)
    - (iii) Area where CIDCO thinks fit to acquire than to issue D.R.C.s

#### **4) After Regulation No.11, following provision shall be added as Regulation No.11(A) (11A)**

The F.S.I. of receiving plot shall be allowed to be exceeded by not more than 0.4 in respect of a D.R. available in respect of the reserved plot.

#### **5) In Regulation No.12, in 4<sup>th</sup> line after the word and following matter shall be added after he has constructed 1.5 mt. high compound wall (or a height stipulated by the Administrator) with a gate at the cost of the owner and.**

#### **6) After Regulation No.15, following provision shall be added as Regulation N0.16 :-**

The Administrator/Appropriate Authority shall drawn up in advance and make public from time to time a phased annual program (allowing a 10% variation to deal with emergency development) for utilisation of T.D.R.s in the form of D.R.s prioritizing revised (draft or sanctioned) Development Plan Reservations to be allowed to be surrendered and indicating the areas for their utilisations on receiving plots. Notwithstanding this, in urgent cases the Administrator/Appropriate Authority, may for reasons be recorded in writing grant D.R.s and when considered appropriate and necessary.

#### **7) Description of Zones :-**

**Zone A :-** Zone A shall include all congested areas, gaothan areas included in Waluj Notified Area and properties fronting on Ahmednagar – Aurangabad State Highway and all 30 mt. and above wide roads (with appropriate service roads) upto a depth of 40.00 mts. from existing road/service road.

**Zone B :-** Excluding area of Zone A in Phase I (Nagar I to IV) of Waluj Notified Area.

**NOTE :-** T.D.R. in one Nagar shall be admissible in any other Nagar.

## Annexure T

### **Regulations for Accommodation Reservation Policy**

Land use classification and uses permitted.

The uses of all lands situated within the limits of CIDCO which have been allocated or have specifically designated or reserved for certain purposes in the Development Plan, would be regulated in regard to type and manner of development, according to table given below :-

#### **Land users and the manner of Development.**

<b>Sr. No</b>	<b>Use designation reservation)</b>	<b>(Allocation, or</b>	<b>Person / Authority who may develop</b>	<b>Condition subject to which development is permissible.</b>
<b>1</b>	<b>2</b>	<b>3</b>		<b>4</b>
1	Residential (R)			
	(a) Residential (R-1)		Owner	--
	(b) Residential with shop line (R-2)		Owner	--
	(c) Public Housing (PH) and Housing for Dishoused (HD)	CIDCO, Public /Semi public Authority or Owner		<p>CIDCO authority may develop the land after acquiring it in accordance with law.</p> <p style="text-align: center;"><b>OR</b></p> <p>The owner may develop the land subject to conditions that</p> <ul style="list-style-type: none"> <li>(i) While laying out the land, 50% plots shall be of minimum size as prescribed in these regulations and plots of such minimum areas equivalent to 10% of the area of the total land under lay out; shall be handed over free of cost to CIDCO</li> <li style="text-align: center;"><b>OR</b></li> <li>(ii) If owner propose to Construct multistoried building, at least 50% of the tenements shall be of 30 Sq.Mt. area. The owner shall surrender, free of cost, 10% of the tenements, out of these tenements having area of 30 sq.mt. to CIDCO</li> <li style="text-align: center;"><b>OR</b></li> <li>(iii) F.S.I. equivalent to the land / built up area to be surrendered free of cost as aforesaid, shall be available to the owner, on the remaining plot, over and above the normal permissible F.S.I.</li> </ul> <p>The CIDCO may allot these 10% plots/tenements for the purpose of rehabilitation of persons affected by the Development Plan reservations.</p>
	(d) Government staff Quarters	Government/ Semi Govt. Authority		--

<b>II</b>	<b>Commercial (C)</b>		
	(a) Local Commercial (c-1)	Owner	--
	(b) Retail Market (RM)	CIDCO Or Owner	<p>The CIDCO may acquire the land and develop the retail market.</p> <p><b>OR</b></p> <p>The owner may be permitted to develop provided he constructs the retail market on 20% area of the reserved plot, as per the norms and conditions prescribed by the CEO and further, subject to his agreeing to hand over, the built up retail market area to the CIDCO free of cost. Thereafter, the remaining plot / building may be put to use in conformity with development permissible in the adjacent land. The owner will be entitled to have full permissible FSI of the reserved plot without taking into consideration the area utilised for the Retail Market.</p>
	(c) Shopping Centre (SC)	CIDCO Or Owner	<p>CIDCO may acquire the land and develop for the shopping centre.</p> <p><b>OR</b></p> <p>The owner may be permitted to develop the reservation on his agreeing to give at least 25% of the shops to the Municipal Council on payment of cost of construction plus 15% thereof or by his agreeing to hand over free of cost such 15% of shops to the Municipal Council, in which case FSI equivalent to the built up area to be surrendered free of cost to CIDCO shall be available to the owner on the remaining plot over and above the normal permissible FSI for development in conformity with development permissible in the adjacent land.</p>
	(d) Open Market (OM)	CIDCO	--
<b>III</b>	<b>Industrial (I)</b>		
	(i) (I) Service Industries (I-1)	Owner	--
	(ii) General Industries (I-2)	Owner	--
	(iii) Special industries (I-3)	Owner	--
	(c) Service Industrial Estate (SIE)	Public Authority or owner	--
	(c) Godown/ Warehousing	Public Authority or owner	--
<b>IV</b>	<b>Transportation-</b>		
	(a) Parking Lot (PL)	CIDCO/ Public Authority/ Owner	<p>The CIDCO / public Authority may acquire the land and develop the parking lot.</p> <p><b>OR</b></p> <p>The owner, may be allowed to develop the parking lot for public according to the design and specifications and subject to such conditions as may be prescribed by the CIDCO and the remaining plot under reservation may be developed as per the</p>

			user permissible in the adjacent land utilizing full permissible FSI on the same plot.
V.	Public, Semi-Public		
	(a) Dispensary Maternity Home (MH)	(D) CIDCO Or Owner	<p>The CIDCO may acquire the land and develop the Dispensary/Maternity Home.</p> <p>OR</p> <p>The owner may be permitted to develop the reservation subject to condition of the amenities i.e.</p> <ul style="list-style-type: none"> <li>i) 15% of the reserved plot in case of Dispensary.</li> <li>ii) 25% of the reserved plot in case of Maternity Home and</li> <li>iii) 30% of the reserved plot if both amenities are combined and subject to his agreeing to hand over the built up area of the amenities as aforesaid to the CIDCO free of cost.</li> </ul> <p>Thereafter the remaining plot/building maybe put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot without taking into account the area utilized for Dispensary/Maternity Home as the case may be.</p>
	(b) Hospital	Owner/ Authority CIDCO	<p>CIDCO may acquire the land and develop it for hospital</p> <p>or</p> <p>The owner may be allowed to develop the amenity as per norms prescribed by the CIDCO in consultation with the Deputy Director of Health Services</p>
	(c) Government Offices	Government Semi Government Organisations	/ -- --
VI	Educational		
	a) Primary School (PS)	CIDCO/ Registered Institute Or Owner	<p>CIDCO may acquire the land and develop Primary School or entrust the development of reservation to a Registered Institutions or Trust.</p> <p>OR</p> <p>The owner may be allowed to develop the land and operate it himself or entrust its operation to Registered Institutions or Trust.</p>

	b) Private Primary School	CIDCO / Public Authority/ Owner	CIDCO may acquire the land and develop Private Primary School or entrust the development of reservation to a Registered Institutions or Trust.  <b>OR</b> The owner may be allowed to develop the land and operate it himself or entrust its operation to Registered Institutions or Trust.
	c) Secondary School (S.S)	CIDCO / Public Authority/ Owner	CIDCO may acquire the land and develop Secondary School or entrust the development of reservation to a Registered Institutions or Trust.  <b>OR</b> The owner may be allowed to develop the land and operate it himself or entrust its operation to Registered Institutions or Trust.
	d) Composite School (C.S)	CIDCO / Public Authority/ Owner	CIDCO may acquire the land and develop Composite School or entrust the development of reservation to a Registered Institutions or Trust.  <b>OR</b> The owner may be allowed to develop the land and operate it himself or entrust its operation to Registered Institutions or Trust.
	e) College	Public Authority or owner	CIDCO may acquire the land and develop College or entrust the development of reservation to a Registered Institutions or Trust.  <b>OR</b> The owner may be allowed to develop the land and operate it himself or entrust its operation to Registered Institutions or Trust.
	f) Polytechnic  g) Technical School	Public Authority or owner	CIDCO may acquire and develop the land for Polytechnic and Technical School.  <b>OR</b> The land may be acquired for or on behalf of a Public Authority, a Public Trust of a registered society which may be develop the amenity themselves or lease it to another Institutions or Trusts for running the same.
VII	Assembly and Recreation		
	a) Cinema Theatre (CN)  b) Drama Theatre (DTH)  c) Open Air Theatre (OTH)  d) Children's Theatre (CTH)  e) Museum  f) Gymnasium/ Gymkhana Museum  g) Club  h) Swimming Pool	CIDCO / Owner	The CIDCO or Authorised Organisation may acquire and develop the amenity as per Development Control Rules for uses @ Sr.No.a,b,c and d Cinema/drama theatre of minimum seating capacity of 300 seats may be constructed. However, in case of redevelopment of existing theatre, the seating capacity for 'a', 'b' and 'd' shall be minimum 33% of the existing seating capacity or 300 seats whichever is more.  Thereafter, the balance FSI can be utilised for residential commercial or office purpose in accordance with Development Control Rules

	i) Recreation Ground j) Play Ground k) Garden l) Park m) Sports Complex Cum Shopping Centre.		in this regard and subject to other terms and conditions as may be prescribed by the CEO
	n) Library	CIDCO / Owner	<p>The CIDCO may acquire and develop the library.</p> <p style="text-align: center;"><b>OR</b></p> <p>The owner may be permitted to develop the library on 20% area of the reserved plot as per the norms prescribed by the CEO and further subject to his agreeing to hand over the built up library space to CIDCO free of cost.</p> <p>The location of library shall be on ground or first floor. Thereafter, the remaining plot / building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for library.</p>
VIII	Public Utilities		<p>1) Post Office (PO) 2) Post and Telegraph Office (PT) 3) Telephone Service Centre (TC) 4) Police Chowky (PCKY)</p> <p>Government Department concerned or owner</p> <p>The Government Department concern may acquire and develop the specific reservation.</p> <p style="text-align: center;"><b>OR</b></p> <p>The owner may be permitted to develop the specific reservation subject to his agreeing to hand over to the CIDCO free of cost the required built up space as per norms prescribed by the Government . The CIDCO will hand over it to the concerned Govt. Deptt. By charging for the same.</p> <p>Thereafter, the remaining plot/ building may be put to use in conformity with the Development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot without taking into account the area utilised for the specific facility.</p>

**Note :-** Where the owner is permitted to develop the reservation, he can develop it as per norms and conditions prescribed by the CEO of CIDCO

## **Clause No.31**

### **Special amenities and facilities for the Physically Handicapped persons :-**

31.1) These bye-laws are applicable to all buildings and facilities used by the public.

31.2) In case any Public Authority or Local Authority constructs the tenements for the disposal to the General Public some flats on the ground floor shall be reserved for paraplegic/ Physically handicapped persons.

- 31.2.1) **Non-ambulatory Disabilities** :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.
- 31.2.2) **Semi-ambulatory Disabilities** :- Impairments that cause individuals to walk with difficulty or insecurity individuals to walk with difficulty or insecurity individuals using braces or crutches, amputees, arthritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.
- 31.2.3) **Hearing Disabilities** :- Deafness or hearing handicaps that might make an individual insecure in Public Areas because he is unable to communicate or hear warning signals.
- 31.2.4) **Sight Disabilities** :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 31.2.5) **Wheel Chair** :- Chair used by disabled people for mobility. The standard size of wheelchair is taken as 1050 mm x 750 mm.
- 31.3) certain flats on the ground floor of the residential buildings constructed for the staff by any private /public company or corporation shall be reserved for the disabled persons.
- 31.4) Also the scope of the set of bye-laws shall extend to such reserved flats to promote non handicapping built environment.
- 31.5) (a) Access path/walk way : Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm while having even surface without any slope, slope if any, shall not have gradient greater than 5% Selection of floor material shall be made suitably to attract or to guide visually impaired persons (Annexure attached) Finishes shall have a no-slip surface with a texture traversable by a wheel chair. Curbs wherever provided shall blend to a common level.
- (b) Parking :- For parking of vehicles of handicapped people, the following provisions shall be made :-
- i) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.
- ii) The width of parking bay shall be minimum 3.6 meter.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials or on audible signal device or other devices which serves the same purpose shall be provided to guide visually impaired persons.

### **31.6) BUILDING REQUIREMENTS**

The specified facilities for the buildings for physically handicapped persons shall be as follows :-

31.6.1.a Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

b) Ramped Approach : Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

31.6.2) Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.

31.6.3) Exit/Entrance Door : Minimum & clear opening of the entrance door shall be 900 mm and if shall not be provided with a step that obstructed the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

31.6.4) Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons. Finishes shall have a no slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

31.7) Corridor connecting the entrance/exit for the handicapped : The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

- a) "Guiding floor materials" shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.

31.8) Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

31.9) Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

- a) A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel Also switch control shall be at an operating height equal to that of handrails
- b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter/Sec.
- d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.
- e) The lift meant for paraplegics/Handicapped shall be available on each floor with proper signage.

- f) Also these lifts in case of power failure or any such emergent situations shall reach to the nearest floor.

**31.10) Toilets :** One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

- a) The minimum size shall be 1500 mm x 1750 mm
- b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500 mm from the floor.

**31.11)** One of the wash basin in the toilet block on each floor shall be fixed at height of 75 mm above the finished floor level with a tap. As similar arrangement has to be made for the drinking water facilities.

#### Annexure

##### **Explanatory Note**

##### **GUIDING/WARNING FLOOR MATERIAL :**

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.
- b) The landing lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

##### **PROPER SIGNAGE:**

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision Whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in Braille should be installed on the walk at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing signs which creates obstruction in walking. Public Address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

## **Regulation No.32**

### **provisions for installation of Solar Energy Assisted systems**

#### **32.1 Definitions :**

Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

i)	"Solar Assisted Water Heating System" (SAWHS)	A device to heat water using solar energy as heat source
ii)	"Auxiliary Back Up"	Electrically operated or fuel fired boilers / systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.
iii)	"New Building"	Such buildings of categories specified in Regulation No.32.2 for which constructions plans have been submitted to competent authority for approval
iv)	"Existing Building"	Such buildings which are licensed to perform their respective business

#### **32.2 Solar Assisted Water Heating Systems (SAWHS)**

"Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS).

- a) Hospitals and Nursing Homes
- b) Hotels, Lodges and Guest Houses
- c) Hostels of Schools, Colleges, Training Centres
- d) Barracks of armed forces, paramilitary forces and police.
- e) Individual residential buildings having more than 150 Sq.m. plinth area.
- f) Functional buildings of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- g) Community Centres, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and buildings for similar use"

#### **32.3 Installation of Solar Assisted Water Heating Systems (SAWHS)**

The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.

- a) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- b) In case of hot water requirement, the building shall also have open space on the rooftop, which receives direct sunlight, Wherever hot water requirement is continuous auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- c) The load bearing capacity of the roof should at least be 50 kg. Per Sq.m. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.

- d) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning / Local Authority concerned. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- e) Installation of SAWHS shall conform to BiS (Bureau of Indian Standards) specifications IS12933. The solar connectors used in the system shall have the BiS certification mark.
- f) Building permissions for all the new construction / buildings of the aforesaid categories shall be granted only if they have been complied with these provisions.

32.4 In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above, provided there is already system or installation for supply hot water.

32.5 Solar Assisted electric Equipment (Photo voltaic equipment)

In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications to be certified by the registered practitioner in this field or the norms stipulated by the govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

## **REGULATION No.33**

### **PROVISIONS FOR RAIN WATER HARVESTING STRUCTURES -**

33.1 The following Provisions shall be applicable for installation of Rain Water Harvesting Structures (RWHS)

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/additions on plots having area not less than 100 sq.mt. in non gaonthan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Sub Regulation 2 of Reg.33 given here below.

Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those specified here below subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater, at all times.
- c) The Authority may impose a levy of non exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to mention Rain Water Harvesting structures as required under these byelaws.

33.2) Rain Water Harvesting in a building site includes storage or recharging in to ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

33.2.1) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6.00 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1.00 mt. width may be excavated upto a depth of atleast 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.
- (iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided within an overflow.
- (iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches.

Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches of or 0.60 mt. width X 2.00 mt. to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
- c) Coarse sand as upper middle layer upto 20% of the depth.
- d) A thin layer of fine sand as top layer.
- e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- (ii) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions

2. 33.2.2) The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be atleast two rain water pipes of 100 mm dia. for a roof area of 100 sq.mt.

3. 33.2.3) Rain Water Harvesting structures shall be cited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

4. 33.2.4) The water so collected/recharged shall as far as possible be used for non drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by-passing the first rain water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

By order and in the name of Governor of Maharashtra



( Shivaji Patankar)  
Under Secretary to Government

## ANNEXURE-II

**16.1 One parking area for different modes and number of car spaces to be provided for various land uses shall be governed by the following table :-**

**TABLE-6**

Sr.No	Type of Mode	Size of Parking Bay.
1	2	3
1.	Car	2.5.mt.-5.0 mt.
2.	Scooter	2.5.mt.-1.2 mt.
3.	Bicycle	2.0 mt.-0.7 mt.
4.	Truck	3.75 mt.-10.0 mt.

Sr. No	Land use	Car Spaces
1)	Residential .....	(a) One space for every one tenement of built up area more than 60 sq.mt. (b) One Space for every two tenements of built up area more than 45 sq.mt. upto 60 sq.mt. (c) One space for every four tenements of built up area upto 45 sq.mt.
2)	(i) Star Hotels... (ii) Hotels...  (iii) Lodging...  (iv) Restaurants	(i) One space for every 60 sq.mt. of total floor area. (ii) One space for every 75 sq.mt. of floor area. (iii) One space for every 100 sq.mt. of floor area. (iv) One space for every 50sq.mt. of floor area.
3)	Educational ...	One space for 100 sq.mt. of floor area or part thereof.
4)	Institutional ...	One space for every 250 sq.mt. of floor area or part thereof.
5)	Office (Govt . and private) ...	One space for every 70 sq.mt. of floor area upto 1500 sq.mt. and one space for every 150 sq.mt. or part thereof for areas exceeding 1500 sq.mt.
6)	Assembly ...	One space for every 60 sq.mt. of floor area or part thereof.
7)	Business	One space or every 100 sq.mt. of floor area or part thereof.
8)	Mercantile	One space or every 80 sq.mt. of floor area upto 800 sq.mt. and one for 160 sq.mt.and thereafter.
9)	Industrial	One space or every 200 sq.mt. of floor area of part thereof subject to minimum of two spaces.
10)	Storage	One space or every 200 sq.mt. of floor area or part thereof subject to minimum of two spaces.
11)	Hospitals	One space or every 150 sq.mt. of total floor area.
12)	Cinemas Theatres	and One space or every 20 seats.
13)	Shopping	One space or every 80 sq.mt. of total floor area or part thereof.
14)	Stadium	One space or every 150 seats plus additional as per the rules for restaurants etc.

**16.2** In addition to the above 10 percent of total parking spaces shall be provided for visitors parking and 10 percent for two wheelers parking.

**16.3** Car parking spaces shall be clearly shown on the site plan along with the maneuvering space to the satisfaction of the Corporation.

**16.4** The above standards for parking and loading, unloading may be modified in Special Development Control Regulation for action area with due consideration of the common parking facilities provided in the lay-out of the action area.

**16.5** In case of residential land use 25 percent of the open space around the building may be used for parking. In case of other land uses 50 percent of the open space around the building may be used for parking and loading, unloading provided that a minimum distance of 3.0 mt. around the building shall be kept free from any parking and loading, unloading spaces.

**16.6** In addition to the above table loading and unloading spaces shall be provided for mercantile, industrial and storage land uses as one space for every 100 sq.mt. of floor area or part thereof upto 500 sq.mt. and one for every 500 sq.mt. or part thereof thereafter. The loading space shall be 3.75 mt. X 10.0 mt.